



7505 S Holden Street
Midvale, UT 84047
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Midvale.Utah.gov

**Midvale Planning Commission Meeting
Notice and Agenda
May 13, 2026
6:00 p.m.**

Public notice is hereby given that the Midvale City Planning Commission will consider the items listed below during their regularly scheduled meeting on Wednesday, May 13, 2026, at 6:00 p.m. This meeting will be held in person at Midvale City Hall, 7505 S Holden Street, Midvale, Utah or electronically with an anchor location at Midvale City Hall, 7505 S Holden Street, Midvale, Utah. The meeting will be broadcast at the following link:
Midvale.Utah.gov/YouTube.

Midvale City Staff publishes a packet of information containing item specific details by 6:00 p.m. the Thursday prior to the meeting date on the [Planning Commission Agendas & Minutes](#) page. The QR code included on the right will also take you to this webpage.



Public comments for Public Hearing items may be done in person on the scheduled meeting date, submitted electronically on the Agendas & Minutes webpage, or by emailing planning@midvaleut.gov by 5:00 p.m. on May 12, 2026 to be included in the record.

- I. Pledge of Allegiance**
- II. Roll Call**
- III. Minutes**
 - a. Review and Approval of Minutes from the April 22, 2026 Meeting.

IV. Public Hearing

*If items marked with ** are forwarded, the City Council will hear them on June 2, 2026 after 6 p.m.*

- a. **Austin Cooper, representing JDH Development, requests rezone approval for parcels located at 52, 30, & 24 W Center St and 7710 S State St from Transit-Oriented Development zone to Transit-Oriented Development Overlay zone. Information regarding the proposed regulations, prohibitions, and permitted uses that the property will be subject to if the rezone is adopted can be found in Midvale City Code 17-7-17.
[Elizabeth Arnold, Senior Planner]

- b. **Midvale City initiated zoning code text amendment modifying setback exceptions in various sections of Title 17 based on changes in the Utah State Code from HB476 in the 2024 General Session. [*Jonathan Anderson, Planner II*]
- c. **Midvale City initiated text amendment to Title 17 of the Midvale City Municipal Code relating to home-based microschoools and micro-education entities. [*Elizabeth Arnold, Senior Planner*]

V. Staff Update/Other Business

- a. Planning Department Report.

VI. Adjourn

All meetings are open to the public; however, there is no public participation except during public hearings. Members of the public will be given an opportunity to address the Commission during each public hearing item. The Commission reserves the right to amend the order of the agenda if deemed appropriate. No item will be heard after 9:30 p.m. without unanimous consent of the Commission. Items not heard will be scheduled on the next agenda.

A copy of the foregoing agenda was posted in the City Hall Lobby, the 2nd Floor City Hall Lobby, on the City's website at Midvale.Utah.gov and the State Public Notice website at <http://pmn.utah.gov>. Commission Members may participate in the meeting via electronic communication. Commission Members' participation via electronic communication will be broadcast and amplified so all Commission Members and persons present in the Council Chambers will be able to hear or see the communication.

In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the Community Development Executive Assistant at (801) 567-7211, providing at least three working days' notice of the meeting.

Any owners of real property affected by the proposed map amendment may file a written objection to the inclusion of the owner's property in the proposed map amendment with the Community Development Department no later than 10 days after the day of the public hearing. Each written objection filed will be provided to the City Council.